



GRASSROOTS
REALTY GROUP

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**280 Clausen Crescent
Fort McMurray, Alberta**

MLS # A2257892



\$269,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,231 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Front Drive, Parking Pad, RV Access/Parking, RV Gated, Side By S		
Lot Size:	0.09 Acre		
Lot Feat:	Low Maintenance Landscape, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed

Welcome to 280 Clausen Crescent: A stunning, newer three-bedroom, two-bathroom home in the heart of Timberlea, offering turn-key living with modern finishes and thoughtful upgrades throughout. Built in 2018, this home provides ample front parking with additional space for RVs or recreational vehicles, and both the front and back yards have been beautifully landscaped and freshly sodded for a clean, finished look. The fully fenced yard is private and perfect for outdoor gatherings, and includes a 10x12 shed with double doors and a ramp for easy access to your toys and gear. Inside, the home welcomes you with a light and airy feel, thanks to vaulted ceilings, oversized windows with cordless blinds, and a soft modern palette of grey flooring, creamy cabinetry, and upgraded black stainless steel appliances. The open concept layout flows seamlessly from the living area to the kitchen and dining spaces, creating an inviting space for relaxing or entertaining. The primary bedroom is a peaceful retreat, generously sized with an extra-large walk-in closet and a luxurious ensuite bathroom complete with a stand-up shower, separate soaker tub, and extended counter space for a vanity. Two additional bedrooms and a second full bathroom complete the interior layout, offering functionality for families, guests, or home office needs. Additional features include an Energy Savings Package, Lifetime Architectural Shingles, a durable Steel Pile foundation and Braided Water Lines to all sinks and toilets. With immediate possession available, this move-in-ready home is ready to welcome its new owners. Schedule your private tour today.